

14 Pine Court, Castlelake, Carrigtwohill, Cork



ERA Downey McCarthy Auctioneers are delighted to offer this superbly presented and most spacious four bedroom townhouse in Castlelake, Carrigtwohill to the market. The property offers bright and spacious accommodation throughout, it is very well insulated with an excellent B1 BER Rating, and it is within easy access to Carrigtwohill village, the train station and the N25 road network.

Accommodation consists of a reception hallway and lobby which leads you to the first floor. At first floor level there is a landing area, hallway, guest w.c, large living room, an open plan kitchen/dining area, and a utility room. On the second floor the property offers another landing area, hallway, four spacious bedrooms, one en suite bathroom, and the main bathroom.

AMV: €375,000

BER B1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb three storey townhouse
- Approx. 190.46 Sq. M. / 2,050 Sq. Ft.
- Built in 2008
- BER B1
- Natural gas fired central heating
- New gas boiler and water tank fitted in 2026
- Very well presented, recently painted and decorated
- Four spacious bedrooms, all on the second floor
- West facing rear balcony
- Side access to a private garden space which is fully enclosed
- Ample parking available
- Walking distance to Carrigwohill village and all amenities
- Easy access to the N25 offering easy access to Cork city
- 5 minute walk to train station which offers services to Cork, Cobh and Midleton

| RECEPTION HALLWAY

4.22m x 2.97m (13'8" x 9'7")

A teak door with frosted glass panelling allows access into the reception hallway. The hallway has tile flooring, one window to the front, one radiator, and access to extensive under stair storage.



| STORAGE

2.73m x 0.89m (8'9" x 2'9")

A spacious storage area underneath the stairs.

| FIRST FLOOR STAIRS AND LANDING

2.84m x 3.09m (9'3" x 10'1")

A staircase allows access to the first floor landing which has one window to the front of the property, and carpet flooring. A door allows access to a hallway. The hallway has tile flooring, access to the electrical board, one centre light fitting and one radiator.



| GUEST W.C

1.75m x 1.75m (5'7" x 5'7")

The guest w.c features a two piece suite, tile flooring, centre light fitting, radiator, and an extractor fan.



| LIVING ROOM

4.53m x 5.82m (14'8" x 19'0")

This very spacious main living room has two windows overlooking the front of the property, which allows extensive natural light to flood the area. The room has recessed spot lighting, one centre light fitting, three wall-mounted light pieces, a feature wall-mounted electric fireplace, a radiator and wooden flooring. Double doors allow access to the kitchen/dining area.



| KITCHEN/DINING ROOM

4.77m x 8.83m (15'6" x 28'9")

This large, dual aspect, kitchen/dining area has two windows to the rear of the property, one window to the side, and sliding glass doors allowing access to the superb balcony area. The kitchen has tile flooring, fitted units at eye and floor level, worktop counter, tile splashback, one radiator, recessed spot lighting, integrated oven/hob/extractor fan, and integrated fridge freezer. The newly fitted gas boiler is housed within this area. The dining space has wooden flooring, one large radiator, one centre light fitting, and a breakfast bar.



| UTILITY ROOM

1.75m x 1.75m (5'7" x 5'7")

The utility room has tile flooring, washing machine, dryer, worktop counter, space for a microwave, and one centre light fitting.



| SECOND FLOOR STAIRS AND LANDING

2.88m x 3.15m (9'4" x 10'3")

The second floor landing has carpet flooring, and one window to the front. A door allows access to the hallway.



| HALLWAY

2.86m x 3.63m (9'3" x 11'9")

This hallway has carpet flooring and access to the hot press which is shelved for storage and houses the newly fitted hot water tank.



| BEDROOM 1

4.71m x 4.77m (15'4" x 15'6")

This spacious double bedroom has one window overlooking the rear of the property, fitted bedroom wardrobes ideal for storage, radiator, centre light fitting, and carpet flooring, a door allows access to the en suite bathroom.



| EN SUITE

1.74m x 1.96m (5'7" x 6'4")

The en suite features a three piece suite including a mains operated shower, fully tiled walls and floors, centre light fitting, and a radiator.



| BEDROOM 2

4.18m x 4.5m (13'7" x 14'7")

Another large double bedroom has one window to the rear of the property, fitted units for storage, radiator, centre light fitting and carpet flooring.



| BEDROOM 3

4.09m x 3.32m (13'4" x 10'8")

This double bedroom has one window overlooking the front of the property, radiator, centre light fitting and carpet flooring.



| BEDROOM 4

2.58m x 2.94m (8'4" x 9'6")

This generous sized single bedroom has one window to the front, radiator, centre light fitting and carpet flooring.



| MAIN BATHROOM

2.16m x 1.95m (7'0" x 6'3")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath, fully tiled walls and floor, one centre light fitting and one radiator.

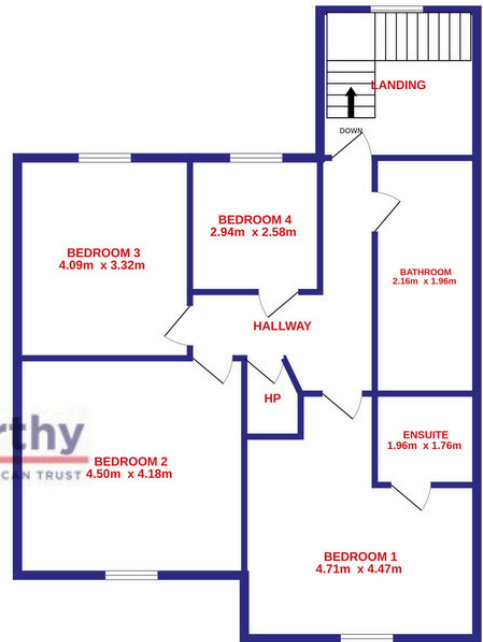
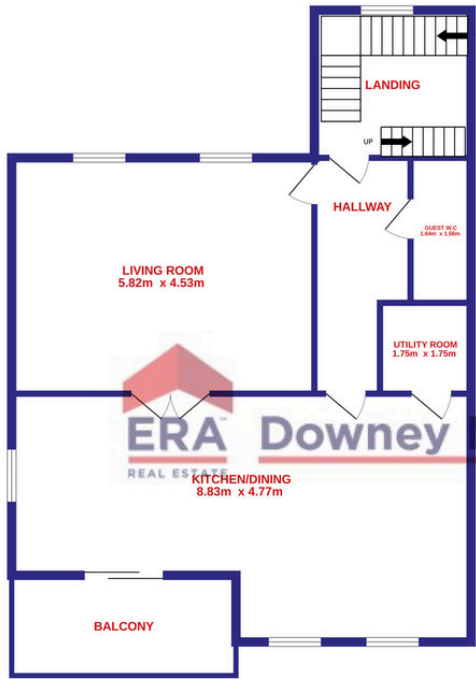
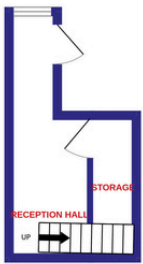


FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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| EXTERIOR



The property has a superb west facing rear balcony, and there is also side access to a private garden space which is fully enclosed.

| DIRECTIONS

Please see Eircode T45 KC61 or directions.



| ALL ENQUIRIES TO:



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